Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address Including suburb and postcode	6 PRISCILLA CLOSE WHEELERS HILL VIC 3150

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price	$1,300,000	~~or range between~~		&	

Median sale price

(*Delete house or unit as applicable)

Median Price	$1,530,000	Property type	House	Suburb	Wheelers Hill
Period-from	01 Mar 2025	to	28 Feb 2026	Source	Cotality

Comparable property sales (*Delete A or B below as applicable)

A* These are the three properties sold within two kilometres of the property for sale in the last 6 months that the estate agent or agent's representative considers to be most comparable to the property for sale.

Address of comparable property	Price	Date of sale
32 ERSKINE CRESCENT WHEELERS HILL VIC 3150	$1,330,000	18-Dec-25
841 FERNTREE GULLY ROAD WHEELERS HILL VIC 3150	$1,150,000	14-Mar-26
36 SUNNYBROOK DRIVE WHEELERS HILL VIC 3150	$1,305,000	31-Jan-26

OR

B* ~~The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last 6 months.~~

This Statement of Information was prepared on: 19 March 2026

Ray White Judd White
P (03) 9518 7000
M 0401457755
E andrew.dimashki@raywhite.com



32 ERSKINE CRESCENT WHEELERS HILL VIC 3150

5 3 2

Sold Price **$1,330,000** Sold Date **18-Dec-25**

Distance **0.43km**



841 FERNTREE GULLY ROAD WHEELERS HILL VIC 3150

4 2 2

Sold Price RS **$1,150,000** Sold Date **14-Mar-26**

Distance **0.98km**



36 SUNNYBROOK DRIVE WHEELERS HILL VIC 3150

3 2 2

Sold Price RS **$1,305,000** Sold Date **31-Jan-26**

Distance **1.32km**

RS = Recent sale **UN** = Undisclosed Sale

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